

Income And Expenditure Account

Name of Building

Tuen Mun Parklane Square

Base Period

Feb 2020

	公共地方	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Common	Office	Office Air-	Commercial	Commercial Air-	Carpark	Total
	HK\$	HK\$	Conditioning	HK\$	Conditioning	HK\$	HK\$
			HK\$		HK\$		
INCOME							
Management Fee	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	-	-	-	-	-	151,106.00	151,106.00
Air Conditioning	-	-	376,190.00	-	213,716.00	-	589,906.00
	-	378,621.00	376,190.00	377,932.00	213,716.00	151,106.00	1,497,565.00
Sundry Income							
Bank Interest Income	1.40	-	-	-	-	-	1.40
Extra Air Conditioning Charge	-	-	8,400.00	-	13,050.00	-	21,450.00
Transmitting Equipment Licence Fee	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	13,672.00	-	-	-	-	-	13,672.00
External Wall Advertisement	12,916.00	-	-	-	-	-	12,916.00
Sundry Income	16,925.00	-	-	-	-	-	16,925.00
	65,094.40	-	8,400.00	-	13,050.00	-	86,544.40
TOTAL INCOME	65,094.40	378,621.00	384,590.00	377,932.00	226,766.00	151,106.00	1,584,109.40
EXPENDITURE							
Staff Costs							
Basic Salaries	393,251.44	-	-	-	-	-	393,251.44
MPF	41,247.08	-	-	-	-	-	41,247.08
Staff Benefits	2,229.50	-	-	-	-	-	2,229.50
	436,728.02	-	-	-	-	-	436,728.02
Cleaning Charges							
Cleaning Charges	-	84,840.36	-	69,414.84	-	38,563.80	192,819.00
	-	84,840.36	-	69,414.84	-	38,563.80	192,819.00
Contract Maintenance							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	11,853.01	-	10,343.65	-	22,196.66
CCTV System Maintenance	900.00	-	-	-	-	-	900.00
Escalator Maintenance	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	880.00	-	-	-	-	-	880.00
Contract Maintenance	-	-	-	-	-	15,000.00	15,000.00
	2,880.00	60,226.30	11,853.01	64,205.20	10,343.65	39,088.50	188,596.66
Repairs							
Repairs	-	-	-	450.00	-	-	450.00
	-	-	-	450.00	-	-	450.00
Electricity	894.00	45,649.99	124,471.36	38,095.48	55,921.92	37,567.25	302,600.00
Sundry Expenses							
Bank Charges	44.85	-	-	-	-	-	44.85
Printing & Stationery	2,422.00	-	-	-	-	-	2,422.00
Postage	666.40	-	-	-	-	-	666.40
Advertising Expenses	3,049.20	-	-	-	-	-	3,049.20
Telephone	1,334.00	-	-	-	-	-	1,334.00
Sundry Expenses	20,008.30	-	-	-	-	-	20,008.30
Travelling Expenses	37.00	-	-	-	-	-	37.00
	27,561.75	-	-	-	-	-	27,561.75
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	504,363.77	190,716.65	136,324.37	172,165.52	66,265.57	115,219.55	1,185,055.43
Operating Surplus / (Deficit) before Fund Transfer	(439,269.37)	187,904.35	248,265.63	205,766.48	160,500.43	35,886.45	399,053.97
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(439,269.37)	168,973.30	229,456.13	186,869.88	149,814.63	28,331.15	324,175.72
Allocation For Common Deficit							
Office 寫字樓	46.82%	(205,665.92)	-	-	-	-	-
Commercial 商場	40.86%	179,485.47	-	(179,485.47)	-	-	-
Carpark 停車場	12.32%	54,117.98	-	-	-	(54,117.98)	-
	100.00%	-	-	-	-	-	-
Operating Surplus / (Deficit)	-	(36,692.62)	229,456.13	7,384.41	149,814.63	(25,786.83)	324,175.72
Surplus / (Deficit) B/F	-	(4,775,491.31)	11,104,099.15	17,776,473.79	(10,560,651.80)	(3,809,971.03)	9,734,458.80
TOTAL SURPLUS/(DEFICIT)	-	(4,812,183.93)	11,333,555.28	17,783,858.20	(10,410,837.17)	(3,835,757.86)	10,058,634.52

註：已包括未經審核前管理公司截至31/12/2019之盈餘/(赤字)





佳定物業管理有限公司
Guardian Property Management Limited

大廈名稱
NAME OF BUILDING

屯門栢麗廣場
TUEN MUN PARKLANE SQUARE

資產負債表
BALANCE SHEET

截至 2020年02月29日
AS AT 29/02/2020

	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Office	Office Air-Conditioning	Commercial	Commercial Air-Conditioning	Carpark	Total
	HKS	HKS	HKS	HKS	HKS	HKS
CURRENT ASSETS	流動資產					
Cash at Bank & on Hand	銀行存款及現金	10,000.00	0.00	0.00	0.00	10,000.00
Cash at Bank - Owners' Corporation	銀行存款 - 法團	18,071,282.14	411,011.14	(371,001.99)	237,727.02	18,101,973.50
Account Receivable	應收款項	215,008.31	212,542.00	286,225.64	130,665.05	995,086.16
Utility Deposits	水電按金	683,673.80	0.00	303,303.75	0.00	1,216,855.00
Current Account with Manager	經理人來往帳	(51,711.13)	0.00	(45,128.51)	0.00	(110,446.67)
Current Account with Ex-Mgt Company	前管理公司來往帳	(20,761,108.37)	11,559,203.54	21,574,056.41	(10,087,495.41)	(63,848.14)
		<u>(1,832,855.25)</u>	<u>12,182,756.68</u>	<u>21,747,455.30</u>	<u>(9,699,123.23)</u>	<u>20,149,619.85</u>
CURRENT LIABILITIES	流動負債					
Receipt in Advance	預收款項	92,515.92	42,899.00	49,850.27	3,587.00	267,450.49
Temporary Receipt	暫收帳	7,991.00	7,940.00	2,950.00	1,668.00	21,874.00
Accounts Payable & Accruals	應付款項	1,125,705.68	14,875.96	817,968.26	7,914.39	2,209,200.31
		<u>1,226,212.60</u>	<u>65,714.96</u>	<u>870,768.53</u>	<u>13,169.39</u>	<u>2,498,524.80</u>
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	<u>(3,059,067.85)</u>	<u>12,117,041.72</u>	<u>20,876,686.77</u>	<u>(9,712,292.62)</u>	<u>17,651,095.05</u>
REPRESENTED BY	代表					
Operating Surplus/(Deficit)	盈餘/(赤字)	(4,812,183.93)	11,333,555.28	17,783,858.20	(10,410,837.17)	10,058,634.52
Various Deposits Received	各類按金	853,797.00	0.00	978,588.00	0.00	2,089,785.00
Major Repairs Reserve	大型維修儲備金	899,319.08	783,486.44	2,114,240.57	698,544.55	5,502,675.53
		<u>(3,059,067.85)</u>	<u>12,117,041.72</u>	<u>20,876,686.77</u>	<u>(9,712,292.62)</u>	<u>17,651,095.05</u>

註：已包括未經審核前管理公司截至31/12/2019之盈餘/(赤字)